

# Medstead and Four Marks Neighbourhood Plan



| Site DATA : Site Reference C 1  |  |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
|---|--|-----------|--|----------------|----------|-----------------|--|----------|--------|------------|--------|--------------------------|--|--|--------|--------------------------------|--|--|-------|-----------------------|--|----------|--|------------|--------|---------------------|--|----------|--|------------|--------|---------------|--|----------|--|------------|-------|
| NPSG Site Opportunities Assessment Scores out of 37   |  |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
| <b>Red</b>  | <b>Items needing to be addressed</b>       | <b>5</b>  | <b>Housing Number: based on 1 house is 500m2</b>   |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
|   | Non Statutory Environmental designation    |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
|   | Distance to Train Station                  |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
|   | Distance to Open/ Recreation Space         |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
|   | Distance to Secondary School               |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
|   | Distance to a Cycle Route                  |           | <b>The M&amp;FMNP has applied the Town and Country Planning Association's concept of '20 minute Neighbourhoods' – 10 minutes' walk to infrastructure, about 800m.</b>  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
| <b>Amber</b>  | <b>Constraints that could be mitigated</b> | <b>11</b> |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
|   | Tree Preservation Order                    |           | <table border="1"> <thead> <tr> <th>Infrastructure</th> <th>Distance</th> </tr> </thead> <tbody> <tr> <td colspan="2"><b>Schools:</b></td> </tr> <tr> <td>Medstead</td> <td>3.2 km</td> </tr> <tr> <td>Four Marks</td> <td>2.1 km</td> </tr> <tr> <td colspan="2"><b>Convenience store</b></td> </tr> <tr> <td></td> <td>1.1 km</td> </tr> <tr> <td colspan="2"><b>Nearest Stop for 64 Bus</b></td> </tr> <tr> <td></td> <td>920 m</td> </tr> <tr> <td colspan="2"><b>Playing Field:</b></td> </tr> <tr> <td>Medstead</td> <td></td> </tr> <tr> <td>Four Marks</td> <td>2.0 km</td> </tr> <tr> <td colspan="2"><b>Village Hall</b></td> </tr> <tr> <td>Medstead</td> <td></td> </tr> <tr> <td>Four Marks</td> <td>1.7 km</td> </tr> <tr> <td colspan="2"><b>Church</b></td> </tr> <tr> <td>Medstead</td> <td></td> </tr> <tr> <td>Four Marks</td> <td>1.6 m</td> </tr> </tbody> </table> | Infrastructure | Distance | <b>Schools:</b> |  | Medstead | 3.2 km | Four Marks | 2.1 km | <b>Convenience store</b> |  |  | 1.1 km | <b>Nearest Stop for 64 Bus</b> |  |  | 920 m | <b>Playing Field:</b> |  | Medstead |  | Four Marks | 2.0 km | <b>Village Hall</b> |  | Medstead |  | Four Marks | 1.7 km | <b>Church</b> |  | Medstead |  | Four Marks | 1.6 m |
| Infrastructure  | Distance                                   |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
| <b>Schools:</b>   |  |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
| Medstead  | 3.2 km                                     |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
| Four Marks  | 2.1 km                                     |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
| <b>Convenience store</b>  |  |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
|   | 1.1 km                                     |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
| <b>Nearest Stop for 64 Bus</b>  |  |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
|   | 920 m                                      |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
| <b>Playing Field:</b>   |  |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
| Medstead  |  |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
| Four Marks  | 2.0 km                                     |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
| <b>Village Hall</b>   |  |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
| Medstead  |  |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
| Four Marks  | 1.7 km                                     |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
| <b>Church</b>   |  |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
| Medstead  |  |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
| Four Marks  | 1.6 m                                      |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
|   | Public Right of Way                        |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
|   | Distance to a Bus Stop                     |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
|   | Distance to Primary School                 |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
|   | Landscape Sensitivity                      |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
|   | Visual Amenity                             |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
|   | Designated Heritage Harm                   |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
|   | Greenfield / mix / PDL                     |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
|   | Built up Area                              |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
|   | Outside the Settlement Policy Boundary     |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
|   | Size and Character                         |           |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
| <b>Green</b>  | <b>No Issues with Category</b>             | <b>28</b> |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |
| <b>EHDC DLP commissioned a report to score sites for accessibility most accessible 29, down to 4 for least.</b> |  | <b>13</b> |  |                |          |                 |  |          |        |            |        |                          |  |  |        |                                |  |  |       |                       |  |          |  |            |        |                     |  |          |  |            |        |               |  |          |  |            |       |

The site is a large site to the south of the existing settlement of Four Marks. The site is potentially on 'Best and Most Versatile' agricultural land. The site is the Four Marks South large development site that was consulted on in 2019.

The site is adjacent to the existing settlement boundary. It is adjacent to some existing residential development. The site is in a Groundwater Source Protection Zone SPZ 3 area. There are area Tree Preservation Orders and individual Tree Preservation Orders on site. The site is very large and makes up an area of open countryside to the south of the existing settlement. Development across the entire site would impact the existing form and character of the settlement.

The Four Marks South large development site has been assessed as potentially suitable for development, so this could be considered for allocation in the Neighbourhood Plan if agreed with EHDC and if the necessary mitigation and infrastructure was factored in as part of the allocation.